

Report and Recommendations of the

Iowa

Vertical

Infrastructure

Advisory

Committee

Thirteenth Annual Report to the Governor  
December 15, 2011

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Iowa Vertical Infrastructure Advisory Committee  
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The Vertical Infrastructure Advisory Committee has met regularly since July 1999 at locations around the State to provide recommendations on repairing and maintaining more than 900 buildings at over 70 sites for 12 state agencies and divisions participating in the Vertical Infrastructure Program of the Department of Administrative Services. The Committee met 11 times at 3 different locations around the state during 2011. This report will outline some of the accomplishments and progress the State and the Committee have made in addressing the needs of these facilities.

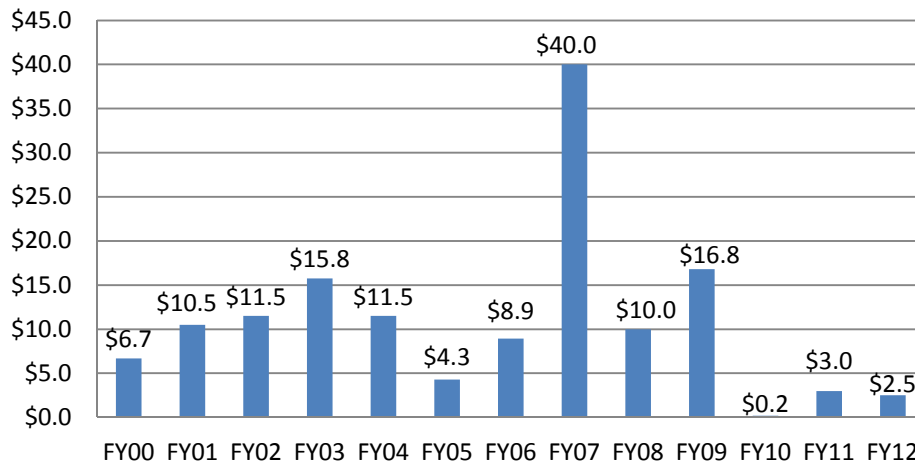
Since the Committee's work began in 1999:

- More than \$22 million has been appropriated through FY2010 to the 12 collaborating state agencies and divisions for routine maintenance work, but no funding was appropriated for routine maintenance in FY2011 or FY2012; and
- \$141 million has been appropriated for major maintenance work through FY2012, but recent appropriations have been dramatically lower than previous years.

No funds were appropriated for routine maintenance in FY2011 or FY2012, compared to appropriations ranging from \$1.6 million to \$5 million in the past. Due to the lack of funding, agencies have had to reallocate operational funds or, more likely, delay some of their regular maintenance work. Delaying or deferring routine maintenance work substantially increases the expense and the need for major maintenance.

Despite the growing need for major maintenance funding, just \$2.52 million was appropriated in FY2012, in contrast to the requested \$40 million. ***The committee fully supports the FY2013 request by the Department of Administrative Services for \$15 million for Major Building Maintenance as the Department's top priority.***

### Major Maintenance Funding



In 2011, agencies were once again encouraged to submit all projects they knew were in need of major maintenance funding. Many State facilities need roof replacements, window replacements and tuckpointing to stop water infiltration and preserve the structural integrity of the facilities. Antiquated HVAC equipment is wasting money. Tunnel caps are eroded and in danger of failing. Steam lines are corroded, posing danger to personnel as well as wasting energy and money. Outdated electrical distribution systems are no longer capable of providing adequate power for modern operations. New air quality rules will require many generators to be operated only under emergency circumstances, removing a source of revenue for many facilities and posing a concern for business continuity. Sidewalks and curbs are crumbling. Abandoned buildings in need of demolition are continuing to deteriorate and may begin to pose a threat to employees and visitors.

Given these challenges and limited funding, the agencies are planning strategically and collaboratively to manage the work as efficiently and cost-effectively as possible. The plan to update the inventory and condition assessment that was undertaken in 1999 has been put on hold pending funding availability.

The Committee reviewed more than 180 project requests for the \$2.52 million in major maintenance funds appropriated in FY2012. All projects submitted and meeting the Committee's definition for major maintenance have been prioritized and funds have been allocated through FY2012, however ***nearly \$100 million in identified projects are still unfunded.***



*American Gothic House Porch*



*Anamosa State Penitentiary Old Auto Shop*



*Independence Mental Health Institute, Witte Building*

Although the deferred maintenance backlog is growing, it is important to note that work funded through Major Maintenance appropriations has addressed critical needs at institutions across the state:

- At the Iowa Juvenile Home in Toledo, work continues on sidewalk repairs and water and sewer line improvements.
- At the Cherokee Mental Health Institute, asbestos abatement was completed and a boiler was replaced. Major maintenance projects are also underway at the Clarinda Mental Health Institute to repair damaged ceilings and replace a boiler and.
- Construction work continued at prison facilities around the State:
  - Construction continued on the replacement prison for the Iowa State Penitentiary at Fort Madison and the new facilities and renovation projects at the Iowa Correctional Institution for Women at Mitchellville.
  - At the Anamosa State Penitentiary, three roofs were replaced, the dietary facilities were improved and the water tower was repaired.
- At the Iowa Veterans Home in Marshalltown, with a combination of state and federal funding, construction continues on two new pavilions for resident housing as part of a master plan to move from an institutional environment to a more home-like atmosphere for its residents.
- Also at the Iowa Veterans Home, major maintenance work is underway to repair a dishroom floor and upgrade elevators, and funding is in place for boiler improvements.
- Code required improvements for elevators around the State are underway.

Work also continues on upgrades to improve access to facilities—to meet the needs of the citizens of Iowa and the requirements of the Americans with Disabilities Act—with continuing assistance from the ADA Advisory Committee to DAS.

The Committee continues to support the Department of Administrative Services request for \$15 million in major maintenance money for FY2013. Additionally, we are encouraging the Department to begin planning now for additional major maintenance needs beyond FY2013. Without sustained and increasing funding, the State will continue to lose ground in this work to repair and maintain our facilities.

Status reports for all projects managed by the Department of Administrative Services, including major maintenance and capital-funded projects, are updated monthly and reviewed by the Committee. These reports are posted on the DAS web site and the most recent reports are included in Tab 1.

Routine maintenance funds, when appropriated, are distributed on a square foot basis to all agencies and institutions participating in the Vertical Infrastructure Program. The Committee continues to consider alternative methods of distribution. Since there was no appropriation for FY2012, the FY2010 distribution of routine maintenance funds is summarized in Tab 2, along with a history of routine maintenance funding.

As in the past, the Committee reviews major maintenance requests in May and capital requests in October. The recommendations for major maintenance requests relates directly to the distribution of major maintenance funding by the Department of Administrative Services. The recommendations for capital requests are intended to serve as a guide to the Governor, Governor's staff, the Department of Management and the Legislature during FY2013 budget discussions. These recommendations are provided in Tab 3 of this report.

All seven positions on the Committee are filled. Committee member Mary Krier's term expired in June, 2011 and she was replaced by Camille Valley. It is appropriate to briefly recognize all of 2011 committee members for their service to the state:

Scott Norvell, Des Moines, Chair (appointed in March, 2011)  
Tara Barney, Davenport  
Gary Benshoof, Mitchellville  
Mary Krier, Ollie (term expired in June, 2011)  
Tom Nichols, Windsor Heights  
Eve Palmer, Pleasant Hill  
Dan Prymek, Indianola  
Camille Valley, Des Moines

This Committee continues to promote the importance of prioritizing and coordinating repair projects on an enterprise-wide basis in an efficient and effective way to distribute limited funds. We look forward to continued progress in 2012 and we thank you for your support.

Attachments:

Tab 1—Project Status Reports

Tab 2—Routine Maintenance Funding

Tab 3—FY2012 Major Maintenance Project Recommendations and FY2013 Capital  
Project Request Details



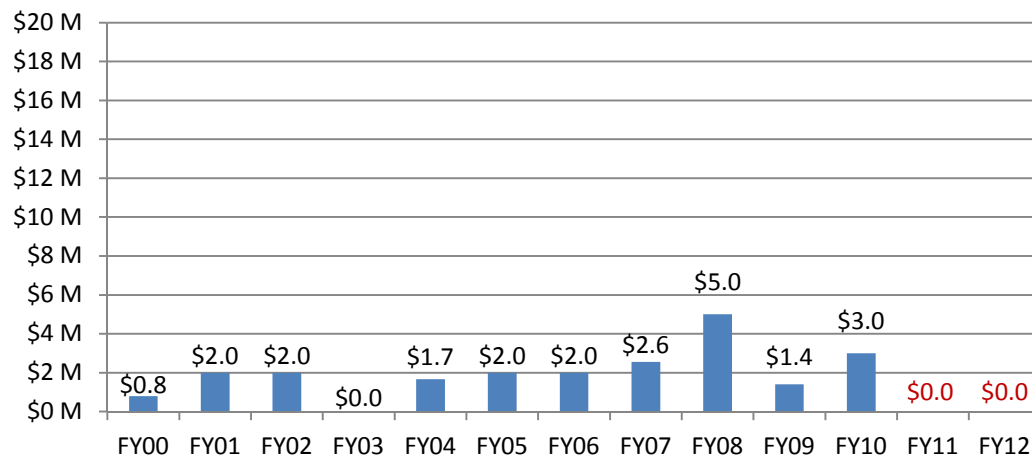
**Tab 2—Routine Maintenance Funding**

### Routine Maintenance Funding

Routine maintenance funding is essential for the regular care and upkeep of buildings and equipment. Iowa code requires agencies to include the proposed costs for annual routine and preventive maintenance in their five-year capital budget requests. The costs are required to be based on an industry standard of one percent of the estimated replacement cost of the department's facilities. In the past, DAS has estimated this to be \$20 million annually. No funds were appropriated for routine maintenance in FY2011 or FY2012, compared to appropriations ranging from \$1.6 million to \$5 million in the past. As a result, agencies have had to reallocate operational funds or, more likely, delay some of their regular maintenance work.

The chart below illustrates routine maintenance funding levels (in millions of dollars) since FY2000 compared to the requested \$20 million:

### Routine Maintenance Funding



For agencies and institutions that traditionally receive this funding on a square foot basis the table below summarizes funds received in FY2010 versus \$0 received in FY2011 and FY2012. Agencies will either defer the work this year or look to other operational funds to meet their routine maintenance needs.

Agency/Institution	Adjusted Gross Square Feet	FY2010 \$ Allocation	FY2011 \$ Allocation	FY2012 \$ Allocation
Department of Commerce, Alcoholic Beverages Division	175,910	\$44,974.19	\$0.00	\$0.00
Department of Corrections, Anamosa State Penitentiary	704,480	\$236,842.20	\$0.00	\$0.00
Department of Corrections, Clarinda Correctional Facility	316,725	\$75,010.07	\$0.00	\$0.00
Department of Corrections, Fort Dodge Correctional Facility	325,350	\$77,052.73	\$0.00	\$0.00

<b>Agency/Institution</b>	<b>Adjusted Gross Square Feet</b>	<b>FY2010 \$ Allocation</b>	<b>FY2011 \$ Allocation</b>	<b>FY2012 \$ Allocation</b>
Department of Corrections, Iowa Correctional Institution for Women	261,918	\$62,030.11	\$0.00	\$0.00
Department of Corrections, Iowa Medical and Classification Center	432,087	\$102,331.29	\$0.00	\$0.00
Department of Corrections, Iowa State Penitentiary	687,745	\$162,878.84	\$0.00	\$0.00
Department of Corrections, Mt. Pleasant Correctional Facility	461,278	\$109,244.60	\$0.00	\$0.00
Department of Corrections, Newton Correctional Facility	359,992	\$85,257.01	\$0.00	\$0.00
Department of Corrections, North Central Correctional Facility	166,788	\$39,500.45	\$0.00	\$0.00
Department of Cultural Affairs, State Historical Society of Iowa	97,867	\$25,021.25	\$0.00	\$0.00
Department of Administrative Services, General Services Enterprise, Capitol Complex Maintenance Division	2,340,697	\$598,436.62	\$0.00	\$0.00
Department of Human Services, Cherokee Mental Health Institute	576,423	\$147,371.71	\$0.00	\$0.00
Department of Human Services, Clarinda Mental Health Institute	544,530	\$139,217.75	\$0.00	\$0.00
Department of Human Services, Glenwood Resource Center	1,045,484	\$267,294.61	\$0.00	\$0.00
Department of Human Services, Independence Mental Health Institute	656,338	\$167,803.25	\$0.00	\$0.00
Department of Human Services, Iowa Juvenile Home	129,612	\$33,137.37	\$0.00	\$0.00
Department of Human Services, Mt. Pleasant Mental Health Institute	106,220	\$27,156.83	\$0.00	\$0.00
Department of Human Services, State Training School	323,272	\$82,649.63	\$0.00	\$0.00

<b>Agency/Institution</b>	<b>Adjusted Gross Square Feet</b>	<b>FY2010 \$ Allocation</b>	<b>FY2011 \$ Allocation</b>	<b>FY2012 \$ Allocation</b>
Department of Human Services, Woodward Resource Center	852,932	\$218,065.63	\$0.00	\$0.00
Iowa Law Enforcement Academy	51,180	\$13,084.98	\$0.00	\$0.00
Department of Education, Iowa Public Television	92,621	\$23,680.03	\$0.00	\$0.00
Iowa Workforce Development	131,174	\$33,536.72	\$0.00	\$0.00
Department of Public Safety	174,476	\$44,607.56	\$0.00	\$0.00
Terrace Hill	30,272	\$7,739.52	\$0.00	\$0.00
Department of Veterans Affairs, Veterans Affairs, Camp Dodge	4,271	\$1,091.95	\$0.00	\$0.00
Department of Veterans Affairs, Iowa Veterans Cemetery	11,019	\$2,817.18	\$0.00	\$0.00
Department of Veterans Affairs, Iowa Veterans Home	673,402	\$172,165.93	\$0.00	\$0.00
<b>Totals</b>	<b>11,734,064</b>	<b>\$3,000,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tab 3—FY2012 Major Maintenance Funding Recommendations and FY2013  
Capital Project Request Details**